

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**NOVEMBER 17, 2010
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. Discussion of Secondary Street Acceptance Requirements (SSAR) - Repeal of Street Access Requirements (Time Limit: January 17, 2011) (Deferred at November 3, 2010 Meeting to November 17, 2010 Meeting)
2. SUB100017; Patriot Ridge - Preliminary Subdivision Plan - A preliminary subdivision plan for 16 single family residential lots on private well and septic systems, zoned A-2, Rural Residential, consisting of 23.12 acres located on the west side of William and Mary Lane, approximately 1,200 feet south of Decatur Road on Assessor's Parcels 31-67 and 31-68 within the Griffis-Widewater Election District. (Time Limit: December 29, 2010) (History - Deferred at October 6, 2010 Meeting to October 20, 2010 Meeting) (Deferred at October 20, 2010 Meeting to November 3, 2010 Meeting) (Deferred at November 3, 2010 Meeting to December 1, 2010 Meeting)
3. SUB100107; Mount Hope Estates - Preliminary Subdivision Plan - A preliminary subdivision plan for 16 single family residential lots on private well and septic systems, zoned A-1, Agricultural consisting of 57.93 acres located at the end of Mount Hope Church Road, approximately 3,700 feet west of its intersection with Brooke Road on Assessor's Parcels 39-25 and 39-46 within the Aquia Election District. (Time Limit: January 26, 2011) (History - Deferred at November 3, 2010 Meeting to December 1, 2010 Meeting)
4. COM1000010; Comprehensive Plan Compliance Review - Miracle Valley Lane Sanitary Sewer Extension - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for the extension of gravity sanitary sewer outside of the Urban Services Area a length of 505 linear feet to serve two residences, located on the north side of Deacon Road and east side of Grafton Village Elementary School on Assessor's Parcels 54-132, 54-133A and 54-133B within the Falmouth Election District. (Time Limit: July 4, 2010) (History - Deferred at May 19, 2010 Meeting to June 2, 2010 Meeting) (Deferred at June 2, 2010 Meeting to October 6, 2010 Meeting) (Deferred at October 6, 2010 Meeting to December 1, 2010 Meeting)
5. Rappahannock River Overlay District and Potomac River Overlay District (Referred back by Board of Supervisors) (Time Limit: October 6, 2010) (History - Deferred at June 16, 2010 Meeting to August 18, 2010) (Deferred at July 21, 2010 Meeting to September 1, 2010) (Deferred at September 1, 2010 Meeting to October 6, 2010 Meeting) (Deferred - Requesting additional time from Board of Supervisors)

6. Discussion of Conditional Zoning (Proffers) (**Time Limit: January 3, 2011**) (**In Committee**)
7. Discussion of Privatized Liquor Sales (**In Committee**)
8. Discussion of Transfer of Development Rights (TDRs) (**Time Limit: January 3, 2011**) (**In Joint Committee**)

NEW BUSINESS

None

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

9. [AMENDMENTS TO THE STAFFORD COUNTY COMPREHENSIVE PLAN \(the “Comprehensive Plan”\)](#) - A proposal to recommend the adoption of the proposed Stafford County Comprehensive Plan, 2010 - 2030, including the Land Use Map, dated October 20, 2010, both as revised by the Planning Commission at its meeting on October 20, 2010, as an amendment to the existing Comprehensive Plan in accordance with Sections 15.2-2229 and -2230 of the Code of Virginia (1950), as amended. The proposed amendments include a new textual document entitled “Stafford County, Virginia, Comprehensive Plan 2010-2030,” dated October 20, 2010, as revised by the Planning Commission at its meeting on October 20, 2010 (“2010 - 2030 Plan”). The proposed amendments also include a new Land Use Map, dated October 20, 2010, as revised by the Planning Commission at its meeting on October 20, 2010. The proposed amendments would repeal the existing Land Use Plan component of the Comprehensive Plan (January 2003, as amended), including the text of that component and the existing Land Use Map component, as well as the Transportation Plan. The proposed amendments, if adopted, would not amend any element of the Comprehensive Plan other than the existing Land Use Plan, the existing Land Use Map, and the existing Transportation Plan. A listing of all other components of the Comprehensive Plan that are not proposed to be amended may be found on page 1-5 of the proposed 2010 - 2030 Plan. (**Time Limit: November 21, 2010**)

PLANNING DIRECTOR’S REPORT

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

CHAIRMAN’S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

None

ADJOURNMENT